GA 2026 Housing Strategy List

HB 1043	**Carr**	**Department of Housing and Community Development; Affordable and Special Needs Housing program; applicant notification.** Directs the Department of Housing and Community Development to review all applications for the Affordable and Special Needs Housing program and formally notify each applicant of an award or a denial no later than 75 days after the application submission deadline. The bill additionally designates the Department to be responsible for providing applicants initial notice of award or denial under such program prior to any public announcement.	Housing Affordability
~~HB 946~~	~~**Franklin**~~	~~**Income tax credit; affordable rental housing tax credit.** Establishes a nonrefundable tax credit for taxable years 2026 through 2030 for eligible landlords equal to $750 per affordable dwelling unit, as certified by the Department of Housing and Community Development. The bill limits the (i) total amount of such credits available to an eligible landlord to $15,000 per taxable year and (ii) aggregate amount of such credits claimed to $5 million per taxable year.~~	~~Housing Affordability~~
HB 352	**Thomas**	**Local authority; affordable housing performance grant programs.** Allows any locality that has created an industrial development authority or economic development authority (the Authority) to establish, by ordinance, an affordable housing performance grant program. The bill outlines that such ordinance authorizes the Authority to award affordable housing performance grants to qualifying applicants...	Housing Affordability
HB 1258	**Scott**	**Pass-through limitation tax credit; report; penalty.** Establishes, for taxable years 2026 through 2030, a tax credit for owners of qualified rental property, as defined by the bill, in an amount equal to a percentage of any qualifying tax increase in real property tax on such qualified rental property. The bill requires a taxpayer to certify that there are limitations on rent increases for any qualified rental property to be eligible for the credit. Under the bill, the Department of Taxation is required to develop guidelines for the administration of the credit, including an application process for the credit...	Housing Affordability
HB 164	**Thomas**	**Housing for local employees; grants for homeownership.** Eliminates the maximum grant amount authorized to be granted by a locality for home ownership to employees of the locality, employees of the school board, and employees of constitutional officers. Current law imposes a maximum grant amount of $25,000 for individual grants per employee, as well as a maximum lifetime cumulative amount of $25,000 per employee.	Housing Affordability
HB 183	**Reid**	**First-time home buyer savings plan; townhouses; principal limits.** Includes townhouses in the definition of single-family residence for purposes of the First-Time Home Buyer Savings Plan Act. The bill also increases (i) the aggregate amount of principal that can be contributed to a first-time home buyer savings account from $50,000 to $100,000 and (ii) the limit on the amount of principal and interest or other income on the principal that may be retained in such an account from $150,000 to $200,000.	Housing Affordability
HB 196	**Thomas**	**Virginia Residential Development Infrastructure Fund established.** Establishes the Virginia Residential Development Infrastructure Fund to provide financial assistance to local governments for expanding or improving public infrastructure needed to support new residential development through the construction or installation of a project, as defined by the bill. The bill provides that the Department of Housing and Community Development shall establish guidelines related to a local government's application for and award of grants and loans from the Fund...	Housing Affordability
HB 4	**Bennett Parker**	**Preservation of affordable housing; definitions; civil penalty.** Creates a framework for localities to preserve affordable housing by exercising a right of first refusal on publicly supported housing, defined in the bill. The bill authorizes localities to adopt an ordinance that requires an owner to accept a right of first refusal offer by the locality or qualified designee, defined in the bill, in order to preserve affordable housing for at least 15 years. The bill requires that any locality with a population greater than 3,500 adopting such an ordinance to preserve affordable housing submit an annual report to the Department of Housing and Community Development pursuant to existing law.	Housing Affordability
HB 760	**Runion**	**Income tax; energy-efficient homes tax credits.** Authorizes a nonrefundable income tax credit, during taxable years 2026 through 2030, in an amount equal to $2,500 for the construction of an energy-efficient home or $1,000 for the purchase of such home. The bill also authorizes a nonrefundable income tax credit, during taxable years 2026 through 2030, in an amount equal to $5,000 for the construction of an extra-efficient home or $2,000 for the purchase of such home...	Housing Affordability
HB 806	**Carr**	**Industrial development authorities; housing.** Allows industrial development authorities to exercise their powers with respect to facilities used primarily for single or multi-family residences in order to promote safe and affordable housing in the Commonwealth. Under current law, such powers may be exercised only in a locality where a housing authority has not been activated. The bill also grants industrial development authorities the power to issue bonds associated with the construction of affordable housing.	Housing Affordability

HB 854	**Cousins**	**Real property tax; local classification or designation for property.** Clarifies that, in accordance with the Constitution of Virginia and by adoption of a local ordinance, any locality may by designation or classification exempt from real or personal property taxes, or both, the real or personal property, or both, owned by an ownership entity of which a controlling interest of the managing member or general partner of such ownership entity is held, directly or indirectly, by one or more nonprofit organizations, notwithstanding any for-profit ownership interests, that is used for religious, charitable, patriotic, historical, benevolent, cultural, or public park and playground purposes. The bill requires such local ordinance to stipulate any suspension or termination of such exemption in such ordinance.	Housing Affordability
SB 181	**Williams Graves**	**Real property tax; partial exemption for repurposing underutilized structures for residential use; local incentives.** Permits localities to provide partial real estate taxation exemptions for converted real property where such conversion establishes a residential structure that has set aside at least 30 percent of the structure for households with a per capita income at or below 80 percent of the locality's median income or where the building owner is subject to an agreement with the Commonwealth or the locality regarding the provision of affordable housing...	Housing Affordability
SB 285	**Aird**	**Urban Public-Private Partnership Redevelopment Fund; funding requirements; report.** Revises the Urban Public-Private Partnership Redevelopment Fund by expanding the qualifying private entities available for partnership with a local government for the redevelopment of local sites, removing the existing $500,000 grant cap for such local government, and eliminating the requirement that each grant be conditioned upon a 100 percent match of funds by the local government...	Housing Affordability
SB 328	**Perry**	**Housing for local employees; grants for homeownership and workforce housing alternatives.** Eliminates the maximum amount a locality may provide (i) to employees of the locality, employees of the school board, and employees of constitutional officers for homeownership grants to purchase primary residences in the locality and (ii) to school division personnel for residential housing assistance grants to provide affordable workforce housing alternatives. The bill also eliminates the requirement that such grants adhere to the Virginia Housing and Development Authority regional sales price and household income limitation guidelines. Current law imposes a maximum grant amount of $25,000 for individual grants per employee, as well as a maximum lifetime cumulative amount of $25,000 per employee.	Housing Affordability
SB 628	**Locke**	**Department of Housing and Community Development; Eviction Reduction Program; report.** Establishes the Eviction Reduction Program within the Department of Housing and Community Development to (i) promote housing stability, (ii) identify barriers that contribute to eviction filings, and (iii) provide interventions to prevent or divert evictions...	Housing Affordability
~~SB 629~~	~~**Srinivasan**~~	~~**First-time home buyer savings plan; townhouses; principal limits.** Includes townhouses in the definition of single-family residence for purposes of the First-Time Home Buyer Savings Plan Act. The bill also increases (i) the aggregate amount of principal that can be contributed to a first-time home buyer savings account from $50,000 to $100,000 and (ii) the limit on the amount of principal and interest or other income on the principal that may be retained in such an account from $150,000 to $200,000.~~	~~Housing Affordability~~
SB 296	**Favola**	**County manager plan of government; affordable dwelling unit ordinance.** Increases local authority over affordable housing for counties that have adopted the county manager plan of government (Arlington County) by (i) potentially increasing the cash contribution to the county's affordable housing fund by developers in lieu of providing affordable dwelling units and (ii) providing that applications for a special exception approval for a change of use of an existing building from commercial to residential may be subject to an affordable housing requirement.	Housing Affordability
HB 1135	**Leftwich**	**Income tax; credit for affordable housing projects.** Provides, for taxable years 2026 through 2030, a nonrefundable income tax credit for qualifying taxpayers, defined in the bill as taxpayers that, during the taxable year, own a direct or indirect interest through one or more pass-through entities, in an affordable housing project, also defined in the bill. The credit amount shall be equal to the product of (i) the portion of such taxpayer's ownership in such affordable housing project and (ii) the sum of 50 percent of the difference between the fair market value of each unit rented to a qualifying tenant and the rent actually charged to such tenant for the unit, computed for that portion of the taxable year in which the unit was rented to such tenant...	Housing Affordability
~~HB 464~~	~~**Cohen**~~	~~**Department of Housing and Community Development; powers and duties of director; accessory dwelling unit construction guide.** Requires the director of the Department of Housing and Community Development to develop an accessory dwelling unit construction guide...~~	~~Accessory Dwellings~~
HB 39	**Simon**	**Duty of settlement agent; restrictive covenants.** Requires a settlement agent to notify the purchaser of any residential real property of the purchaser's right to remove a restrictive covenant contained in an instrument affecting the title of the property disclosed as the result of the title search performed pursuant to the real estate transaction.	Process and Timelines

HB 135	**Simon**	**Virginia Code Commission; subdivision plats work group; report.** Extends by one year the work of the work group established by the Virginia Code Commission to review existing provisions of the Code of Virginia related to the submission, review, and approval of subdivision plats and site plans. The work group shall submit a report to the General Assembly by November 1, 2026. This bill is a recommendation of the Virginia Code Commission.	Process and Timelines
HB 198	**Thomas**	**Local governing body; review of decision by board of zoning appeals; procedures for filing petition.** Makes various changes and clarifications to the procedures following the filing of a petition in a circuit court by a party aggrieved by a decision of the board of zoning appeals. Current law provides that a circuit court, upon presentation of the petition, shall allow a writ of certiorari to review such decision and includes certain timing requirements for service upon and response by the board of zoning appeals...	Process and Timelines
HB 256	**Simonds**	**Comprehensive plan; environmental justice strategy.** Requires cities with populations greater than 20,000 and counties with populations greater than 100,000 to consider, at the next and all subsequent reviews of the comprehensive plan, adopting an environmental justice strategy...	Process and Timelines
HB 257	**Simonds**	**Comprehensive plan; social determinants of health.** Encourages localities to utilize relevant and available data and research related to social determinants of health to consider how the locality's adopted comprehensive plan will impact the locality's overall public health and access to health care services.	Process and Timelines
HB 787	**Hayes**	**Zoning; development agreements in certain localities.** Allows any locality with a population in excess of 250,000 that has adopted a transfer of development rights ordinance to include provisions in its zoning ordinance that allow the governing body to enter into binding development agreements with owners of real property in the locality, so long as the property to be developed contains at least 1,000 acres or is located within a receiving area of a transfer of development rights program...	Process and Timelines
SB 425	**Bagby**	**Comprehensive plan; environmental justice strategy.** Requires cities with populations greater than 20,000 and counties with populations greater than 100,000 to consider, at the next and all subsequent reviews of the comprehensive plan, adopting an environmental justice strategy. The bill provides that the locality's strategy shall be to identify environmental justice and fenceline communities within the jurisdiction of the local planning commission and identify objectives and policies to reduce health risks, to promote civic engagement, and to prioritize improvements and programs that address the needs of environmental justice and fenceline communities, as those terms are defined by the bill.	Process and Timelines
~~SB 711~~	~~**Stuart**~~	~~**Board of zoning appeals; writ of certiorari; discovery.**~~	~~Process and Timelines~~
HB 375	**Krizek**	**Manufactured Home Lot Rental Act; right of first refusal; resident entities and localities.** Provides for a right of first refusal, under the Manufactured Home Lot Rental Act, for resident entities, defined in the bill, and localities in which a manufactured home park is located when a manufactured home park owner enters into a contract to sell such manufactured home park.	Manufactured Housing
HB 374	**Krizek**	**Manufactured Home Lot Rental Act.** Requires landlords subject to the Manufactured Home Lot Rental Act to include, on the first page of a written rental agreement, an itemization of all charges to the tenant, along with a statement that states: "No additional deposits, fees, or rent shall be charged unless they are listed below, except for those included in a separate valid written contract signed by the landlord and the tenant."...	Manufactured Housing
HB 329	**McClure**	**Virginia Residential Landlord and Tenant Act; Manufactured Home Lot Rental Act; retaliatory conduct prohibited.** Adds numerous actions to the list of prohibited retaliatory actions by a landlord against a tenant under the Virginia Residential Landlord and Tenant Act and Manufactured Home Lot Rental Act and specifies actions by a tenant for which a landlord may not retaliate. The bill modifies and expands the list of actions a landlord may take without violating the prohibition on retaliation...	Manufactured Housing
~~HB 477~~	~~**Watts**~~	~~**Virginia Residential Property Disclosure Act; required disclosures; local permits.** Requires the owner of residential real property with actual knowledge that the local governing body issued any special exception, special use permit, variance, or other land disturbing permit, including building permits and erosion and sediment control permits, for the property within the five years preceding the execution of a contract for sale for such property to disclose such fact to the purchaser prior to the execution of the contract for sale.~~	~~Housing~~
HB 593	**Simonds**	**Summons for unlawful detainer; additional information; legal resources; plain-language overview of process.** Provides that any summons for an unlawful detainer issued may include additional information attached, prepared by the Commonwealth, the locality in which the unlawful detainer hearing is to be held, or a nonprofit organization serving the jurisdiction in which such hearing is to be held, regarding (i) legal resources available to the plaintiff and defendant, (ii) a plain-language overview of the unlawful detainer process, and (iii) the Eviction Diversion Program eligibility and applicability.	Tenants Rights

HB 527	**McClure**	**Department of Housing and Community Development; Eviction Reduction Program; report.** Establishes the Eviction Reduction Program within the Department of Housing and Community Development to (i) promote housing stability, (ii) identify barriers that contribute to eviction filings, and (iii) provide interventions to prevent or divert evictions. The bill directs the Department to develop criteria and guidelines necessary to administer the Program and to work in collaboration with the Eviction Diversion Program. The bill requires the Department to report annually to the General Assembly regarding the Program.	Housing Affordability
HB 833	**McClure**	**Land subdivision and development; optional provisions of a subdivision ordinance; electric vehicle charging stations; Commission on Electric Utility Regulation; report.** Allows, effective July 1, 2027, a locality to include in its subdivision ordinance a requirement for electric vehicle (EV) supply equipment, EV-ready charging spaces, or EV-capable parking spaces that provide infrastructure to facilitate future EV charging, including electrical capacity, prewiring, and conduit for a development containing commercial, industrial, or multifamily residential uses...	Housing
HB 910	**Shin**	**Prohibited acquisition of single family homes; affidavit; civil penalty.** Restricts any partnership, corporation, or real estate investment trust that (i) manages funds pooled from investors; (ii) is a fiduciary to such investors; (iii) has net value or assets under management on any day during a taxable year; and (iv) holds an interest in more than 50 single-family homes from acquiring any interest in any other single-family home, as defined in the bill to include manufactured home parks and single family-residential duplexes, on or after July 1, 2026...	Housing
HB 951	**Lopez**	**Board of Housing and Community Development; ad hoc committees.** Requires the Board of Housing and Community Development to evaluate and vote on all proposals brought forth in an ad hoc committee convened by the Board to advise on proposed changes to statewide building and fire regulations during a regular meeting of the Board, including proposals for which the ad hoc committee did not reach a consensus.	Housing
SB 77	**VanValkenburg**	**Repairs or maintenance of property; entering adjoining property; petition for entry.** Allows an owner of real property who seeks to repair or maintain the exterior of his property to petition the circuit court for a right of entry to an adjoining property for the purpose of performing the repairs or maintenance when the property is so situated that it is impossible to perform the repairs or maintenance without entering such adjoining property and permission to enter such adjoining property has been denied...	Housing
HB 1144	**Martinez**	**Water and sewer connection fees; first-time homebuyers; affordable housing.** Provides that any locality may provide for the full or partial reimbursement to a first-time homebuyer of water and sewer connection fees, capital recovery charges, and availability fees paid in connection with any new residential development conveyed to such homebuyer. The bill also requires any locality that has adopted an affordable dwelling unit ordinance pursuant to general law to provide for a waiver of such fees and charges for any development subject to the requirements of such ordinance.	Housing Affordability
HB 1325	**Maldonado**	**Manufactured Home Lot Rental Act; landlord obligations.** Requires a landlord to provide a copy of any written rental agreement and the statement of tenant rights and responsibilities within 10 business days of the effective date of the written rental agreement; current law requires a landlord to provide such copies within one month of such effective date...	Manufactured Housing
HB 820	**Helmer**	**Virginia Housing Trust Fund; mixed-income development.** Allows the Department of Housing and Community Development to use 20 percent of moneys in the Virginia Housing Trust Fund to provide loans to developers of mixed-income housing projects, as defined in the bill. The bill provides that the total amount of such a loan shall not exceed $60,000 per housing unit contained in the mixed-income housing project...	Housing Affordability
SB 490	**VanValkenburg**	**Virginia Housing Trust Fund; loans for the construction of mixed-income housing developments. Allows the Department of Housing and Community Development to use up to five percent of the moneys from the Virginia Housing Trust Fund to provide lower-interest loans for the construction of mixed-income housing developments or for infrastructure needed for site development and readiness for such housing developments.**	Housing Affordability
SB 74	**McPike**	**Affordable housing; local zoning ordinance authority.** Authorizes any locality in the Commonwealth to provide for an affordable housing dwelling unit program by amending the zoning ordinance of such locality. Current law restricts such authorization to counties with an urban county executive form of government or county manager plan of government and certain other localities. The bill has a delayed effective date of July 1, 2027. This bill is a recommendation of the Joint Legislative Audit and Review Commission.	Housing Affordability

HB 867	**Cousins**	**Affordable housing; local zoning ordinance authority.** Authorizes any locality in the Commonwealth to provide for an affordable housing dwelling unit program by amending the zoning ordinance of such locality. Current law restricts such authorization to counties with an urban county executive form of government or county manager plan of government and certain other localities. The bill has a delayed effective date of July 1, 2027. This bill is a recommendation of the Joint Legislative Audit and Review Commission.	Housing Affordability
HB 356	**Thomas**	**Department of Housing and Community Development; local housing policy; report to Department.** Expands the range of local housing policy changes that are required to be submitted annually in a report to the Department of Housing and Community Development by any locality with a population greater than 3,500 and moves the reporting date from September 1 to August 1 of each year.	Housing
SB 665	**Srinivasan**	**Department of Housing and Community Development; local housing policy; report to Department.** Expands the range of local housing policy changes that are required to be submitted annually in a report to the Department of Housing and Community Development by any locality with a population greater than 3,500 and moves the reporting date from September 1 to August 1 of each year.	Housing
SB 504	**Deeds**	**Vested rights; rulings or orders of the local circuit court.** Provides that a landowner's rights shall be deemed vested in his zoning and shall not be affected by a subsequent ruling or order of the local circuit court applicable to a zoning ordinance amendment when such ruling or order affects at least 25 individual parcels within a locality and the landowner...	Housing
SB 666	**Srinivasan**	**Department of Housing and Community Development; housing development database.** Requires the Department of Housing and Community Development to collect from each locality and make available to the public, localities, state agencies, and other state and regional public entities in a centralized, machine-readable, screen reader compatible database various data for each new and existing housing development in each locality in the Commonwealth, including data related to the number of housing development plans submitted and approved by the locality and the average approval timeline for housing development plans.	Housing
HB 1361	**Maldonado**	**Virginia Residential Landlord and Tenant Act; civil action for unlawful detainer; termination notice.** Provides that no landlord shall file or maintain an action for unlawful detainer against a tenant unless such landlord has provided the tenant with a proper and effective notice of termination. The bill provides that no notice of termination shall be deemed proper or effective unless it contains a written statement of charges and payments over the course of the tenancy or the past 12 months, whichever is shorter, and other certain fees and charges that may be due and owing under the rental agreement.	Manufactured Housing
HB 447	**Simon**	**Contesting local governing body or board of zoning appeals land use decisions; third-party standing requirements.** Creates standing for any person who does not have an ownership interest in the property that is the direct subject of a local governing body or board of zoning appeals action if such person has alleged with particularity and proven by clear and convincing evidence...	Process and Timelines
HB 594	**Simonds**	**Expedited approval for certain affordable housing developments. Allows a locality, by ordinance, to authorize a zoning administrator to use an administrative process to approve rezoning applications for affordable housing developments. The bill requires that the affordable housing development comply with the Virginia Fair Housing Law, connect to a public or community water supply or sewage system, and be located within or adjacent to an area identified by the locality that could support increased density development and provide access to services. The bill also requires the locality, prior to the adoption of such ordinance, to advertise its intention to propose such ordinance within a certain period of time in a newspaper having a general circulation in the locality...**	Housing Affordability
HB 1130	**Reid**	**Workforce housing for employees of a locality or school board; lease of surplus property. Allows any local governing body or school board to lease as lessor surplus or underutilized property. The bill provides that such leases shall be conditioned on the development of workforce housing serving employees of the locality or school division with up to 120 percent of area median income. The bill also prohibits establishment of a minimum lot size exceeding 5,000 square feet for such workforce housing and that the placement of manufactured houses that are on a permanent foundation and on individual lots shall be permitted subject to development standards that are equivalent to those applicable to site-built single-family dwellings.**	Housing Affordability
SB 531	**Srinivasan**	**Zoning; development and use of accessory dwelling units. Requires a locality to include in its zoning ordinances for single-family residential zoning districts accessory dwelling units, or ADUs, as defined in the bill, as a permitted accessory use. The bill requires a person to seek a permit for an ADU from the locality, requires the locality to issue such permit if the person meets certain requirements enumerated in the bill, and restricts the fee for such permit to $500 or less...**	Accessory Dwellings **RECOMMEND MONITOR**

HB 655	**Maldonado**	**Zoning; manufactured housing. Amends existing provisions that require localities to permit manufactured housing in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed. The bill provides that manufactured housing shall be subject to development standards that are equivalent to those applicable to site-built single-family dwellings but that such standards shall not have the effect of excluding manufactured housing. The bill also removes the authority of localities without a zoning ordinance to designate the areas within the locality in which manufactured housing may be located.**	Manufactured Housing
SB 346	**VanValkenburg**	**Zoning; manufactured housing. Amends existing provisions that require localities to permit manufactured housing in areas zoned for agriculture by expanding such requirement to all zoning districts where site-built housing is allowed. The bill provides that manufactured housing shall be subject to development standards that are equivalent to those applicable to site-built single-family dwellings but that such standards shall not have the effect of excluding manufactured housing. The bill also removes the authority of localities without a zoning ordinance to designate the areas within the locality in which manufactured housing may be located.**	Manufactured Housing
HB 888	**Shin**	**Minimum off-street parking requirements in certain areas. Provides that a locality shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area, as defined in the bill, in amounts exceeding (i) 0.5 parking spaces per dwelling unit for multifamily or mixed-use residential development and (ii) one parking space per dwelling unit for one-family and two-family dwellings and townhouses...**	Parking
HB 1463	**Thomas**	**Zoning; nonconforming uses; manufactured homes.** Provides that a land owner or home owner may place a manufactured home that meets the current HUD manufactured housing code upon any open lot in a valid nonconforming mobile or manufactured home park regardless of whether a valid nonconforming manufactured home is currently located on such lot...	Manufactured Housing
HB 1279	**Cole**	**Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provides that zoning ordinances for all purposes shall allow the by-right development and construction of housing on real property owned by such organizations. The bill requires that the implementation and approval of such developments be completed administratively and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process...**	Housing Affordability
HB 655	**McPIke**	**Affordable housing; religious organizations and other nonprofit tax-exempt properties. Allows for the administrative approval of development and construction of housing on land owned by property tax-exempt religious organizations or certain property tax-exempt nonprofit organizations and provides that zoning ordinances shall allow the by-right development and construction of housing on real property owned by such organizations. The bill provides that the review of such developments be completed pursuant to general law and states that localities shall not require a special exception, special use permit, conditional use permit, rezoning, or any discretionary review or approval process...**	Housing Affordability
HB 804	**Helmer**	**Statewide housing targets for localities. Requires localities to increase their total housing stock by at least 7.5 percent over the five-year period beginning January 1, 2028. The bill provides that in order to meet such 7.5 percent growth target, a locality shall develop a housing growth plan that best meets the needs of the locality while meeting the growth target rates. The bill provides that such plan may include any strategy deemed appropriate by the locality; however, for purposes of demonstrating a good faith effort to meet growth targets, a locality shall include modeling that demonstrate...**	Zoning
HB 816	**Helmer**	**Zoning; by-right multifamily development. Requires a locality to include provisions in its zoning ordinance allowing for the by-right development and construction of multifamily residential uses on at least 75 percent of all land contained in commercial or business zoning district classifications, including any land contained in commercial or business zoning district classifications that allow for the by-right development and construction of single-family residential uses...**	Zoning
HB 1212	**Sewell**	**Small lot residential zoning districts. Requires any locality with a population of 20,000 or more to adopt and maintain a zoning district classification that permits one-family and two-family dwellings and townhouses as a by-right use on lots with a minimum lot area not exceeding 3,000 square feet. The bill requires a locality to apply the zoning district classification to areas within its boundaries in a manner that creates additional capacity for residential development beyond that permitted by right under the zoning district classification previously applicable to such areas.**	Zoning **RECOMMEND MONITOR**

SB 454	**VanValkenburg**	**Zoning; by-right multifamily development. Requires a locality to include provisions in its zoning ordinance allowing for the by-right development and construction of multifamily residential uses on at least 75 percent of all land contained in commercial or business zoning district classifications, including any land contained in commercial or business zoning district classifications that allow for the by-right development and construction of single-family residential uses...**	Zoning
SB 488	~~**VanValkenburg**~~	~~**Statewide housing targets for localities. Requires localities to increase their total housing stock by at least 7.5 percent over the five-year period beginning January 1, 2028. The bill provides that in order to meet such 7.5 percent growth target, a locality shall develop a housing growth plan that best meets the needs of the locality while meeting the growth target rates. The bill provides that such plan may include any strategy deemed appropriate by the locality; however, for purposes of demonstrating a good faith effort to meet growth targets, a locality shall include modeling that demonstrate...**~~	~~Zoning~~
SB 717	**Salim**	**Transit-oriented housing overlay districts; report. Requires certain localities to establish one or more transit-oriented housing overlay districts covering qualifying areas, as defined in the bill, within its boundaries. The bill provides that within such overlay district, the locality shall permit, by right, the construction of up to 10 dwelling units per lot, notwithstanding any ordinance limiting density to single-family detached housing...**	Zoning